

Frederick County Planning Commission



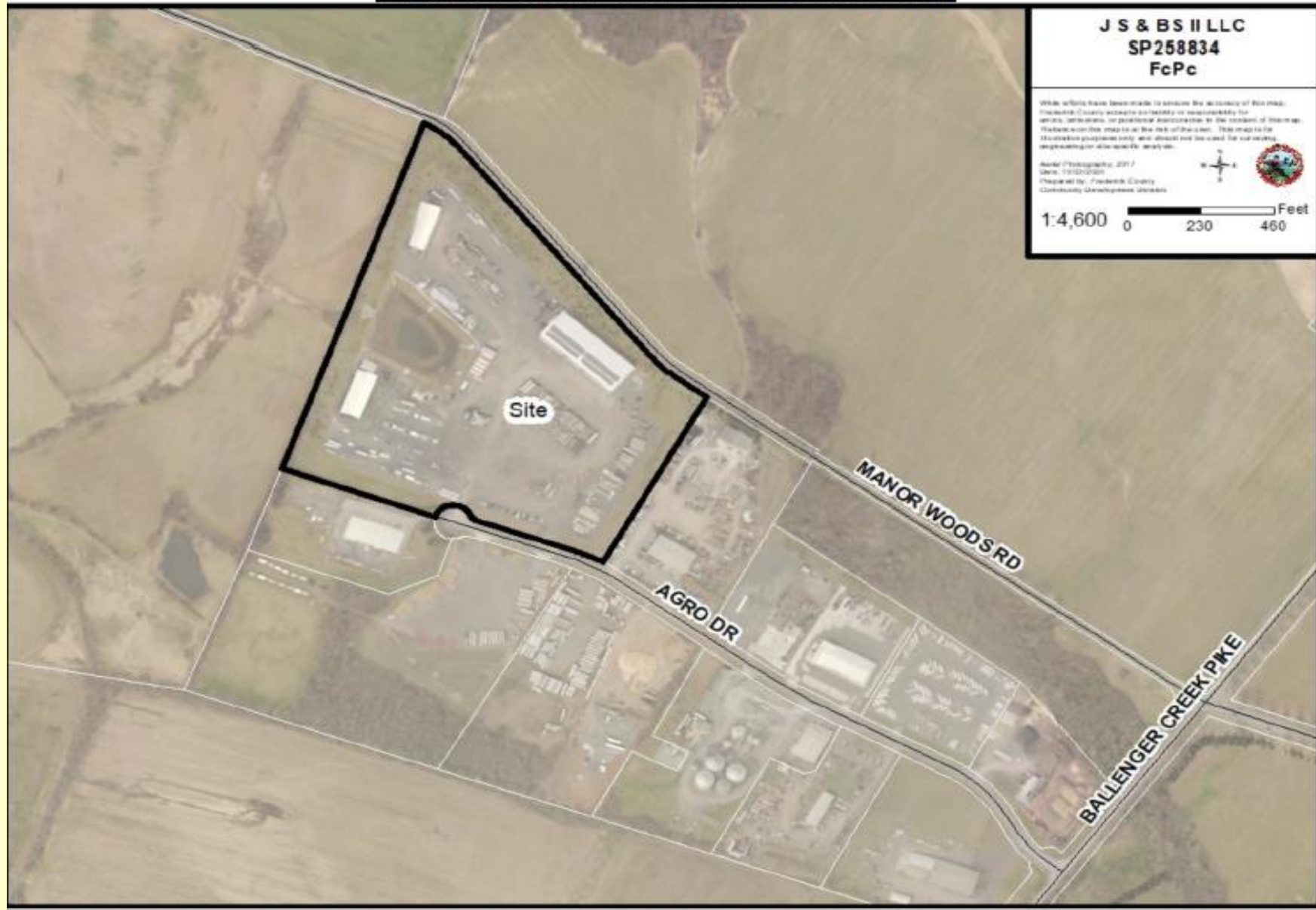
November 18, 2020

Digging and Rigging

Site Plan

The Applicant is requesting Site Development Plan approval to develop a new 30,000 SF storage building and two building additions (totaling 15,600 SF) on a 25.17 acre lot previously developed as a contractor's equipment and material storage yard.

Figure 1: Site Vicinity Map – Aerial Image



[illegible]

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through November 18, 2023).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Provident Electric

Site Plan

The Applicant is requesting Site Development Plan approval to add an electrical contractor's office within an existing building (previously approved for Professional Office and Beauty Shop). A new 4,500 SF storage building for the electrical contractor's use is also proposed.

Figure 1: Site Vicinity Map – Aerial Image



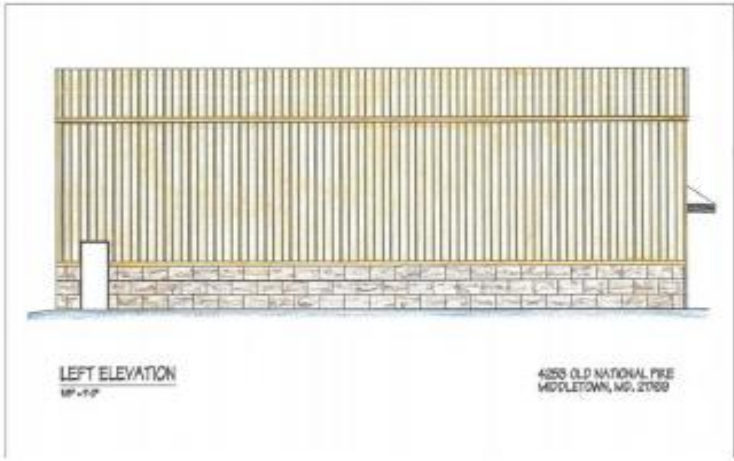
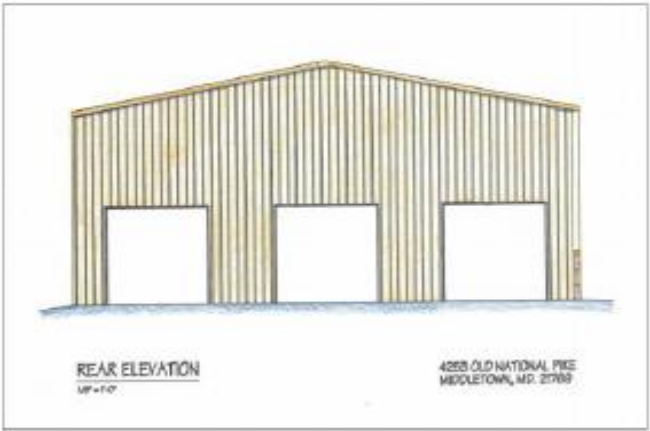
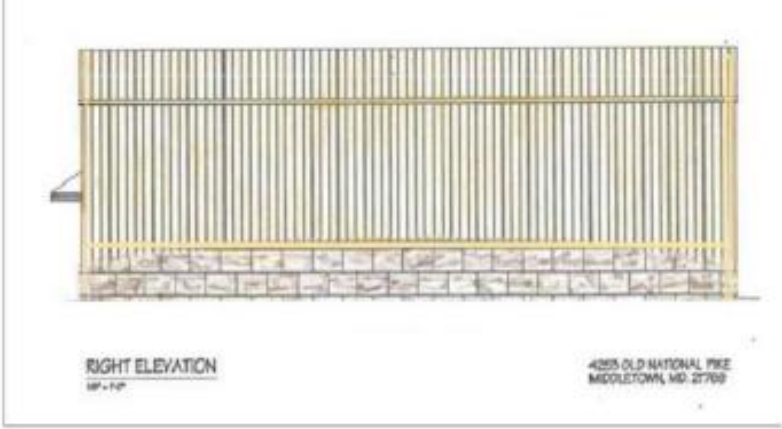
Exhibit 1: Rendered Site Plan

| LANDSCAPING SCHEDULE | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|------|---------|
| SYMBOL | LANDSCAPING NAME | SCEDING NAME | SIZE | Quantity | Unit | Remarks |
|  | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2 | EA | 10.00 |
|  | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2 | EA | 10.00 |
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|  | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2" x 4" x 8' WOODEN POST | 2 | EA | 10.00 |

ALL LENSES SHALL BE MAINTAINED IN A LENS CONDITION



Exhibit 2: Architectural Drawings



Letter of Understanding



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING AND PERMITTING
Department of Development Review and Planning

Jan H. Gardner
County Executive

Steve Horn, Division Director
MRS. WILLIAM, CRICKER

ADEQUATE PUBLIC FACILITIES LETTER OF UNDERSTANDING

Provident Electric-Lot 602 Fountaindale South

SP2004-6, A19565, File #SP24-29

In General: The following Letter of Understanding ("Letter") between the Frederick County Planning Commission ("Commission") and Larry Teuchet, Provident Electric ("Developer"), together with its heirs, successors and assigns, sets forth the conditions and terms which the Commission deems to be the minimum necessary improvements dealing with school, water, sewer, and road improvements that must be in place for the property identified below to be developed, as shown on the proposed Provident Electric - Lot 602 Fountaindale South site plan (the "Project"), in compliance with the Frederick County Adequate Public Facilities Ordinance ("APFO").

The Developer, its successors and assigns, hereby agrees and understands that unless the required improvements (or contributions to road escrow accounts, as specified below) are provided in accordance with this Letter, APFO requirements will not be satisfied and development will not be permitted to proceed.

This Letter concerns itself with the Developer's 2.626 +/- acre parcel of land, which is zoned GC (General Commercial) and located in the southwest quadrant of Old National Pike (MD 75) and Hollow Road. This APFO approval will be effective for the continued use of a 4,750 SF office building and the new development of a 4,500 SF accessory storage building for electrical storage, as shown on the site development plan for the above-referenced Project, which was conditionally approved by the Commission on November 18, 2020.

Schools: The Project is non-residential and not subject to school districting.

Water and Sewer: This Project site is classified as W-1/3-1. While the public sewer facilities are currently adequate to serve the Project, the Developer recognizes that capacity is not guaranteed until purchased. APFO approval for sewer does not guarantee that plans will be recorded or that building permits will be issued. Plot recordation and building permit issuance are subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et seq. and all applicable County regulations, including but not limited to Sec. 1-16-105 of the Frederick County Subdivision Regulations.

Road Improvements: This Project generates 8 am and 9 pm now/weekday peak hour trips and is not subject to APFO testing because it generates less than 51 trips during the peak hour of the adjacent street, per Section 1-20-30.

In accordance with Section 1-20-12(H) of the APFO, the Developer is required to pay its proportionate contributions toward the following existing road escrow accounts in the Project area:

1. Escrow Account No. 3788 for the signal at the intersection of Old National Pike/Hallow Road – The cost of the improvement is \$184,409. As determined by OFOR-Traffic Engineering Staff, the Developer's proportionate share of this Road Improvement is 0.61%. Therefore, the Developer hereby agrees to pay \$1,125 to the escrow accounts for these Road improvements.

A total of \$1,125 for the escrow payment described above must be paid to the County by the Developer, its successors or assigns, prior to the issuance of any building permit for the Project. Should this payment not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on November 18, 2023.

Disclaimer: This Letter pertains to APFO approval only, and shall not be construed to provide any express or implied rights to continue the development process. The Project remains subject to all applicable rules and regulations, including but not limited to those related to zoning, water and sewer, and subdivision. The Planning Commission's jurisdiction and authority is limited by State and County law, and approvals may be required from other local or state governmental agencies before the proposed development can proceed.

[Signatures next page]

DEVELOPER: Larry Touchet, Provident Electric

By: [Signature]
Larry Touchet, Owner

Date: 10/16/2020

FREDERICK COUNTY PLANNING COMMISSION:

By: _____ Date: _____
Chair or Secretary

ATTEST:

By: _____ Date: _____
Gary Hixson, Deputy Director

Planning Commission Chair _____
Approved for technical review

County Attorney's Office Initials _____
Approved as to legal form

RECOMMENDATION

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Site Plan and APFO approval is valid for a period of three (3) years from the date of Planning Commission approval (valid through November 18, 2023).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Revise note 11 to account for the building mounted lights on the storage building.
3. FRO mitigation must be provided prior to applying for grading or building permits, whichever is applied for first.

Summer 2020 Cycle

Water/Sewerage Plan Amendments

WS-20-01 Division of Planning & Permitting

Requesting reclassification of 9.4 acres from S-5 to S-5.

WS-20-02 Division of Planning & Permitting

Text Amendment for formal incorporation of MDE's approved "Modified Plan" (2019 Triennial Update of the Water and Sewerage Plan), plus additional revisions suggested by the MDE into the Water and Sewerage Plan.

WS-20-04 Town of New Market

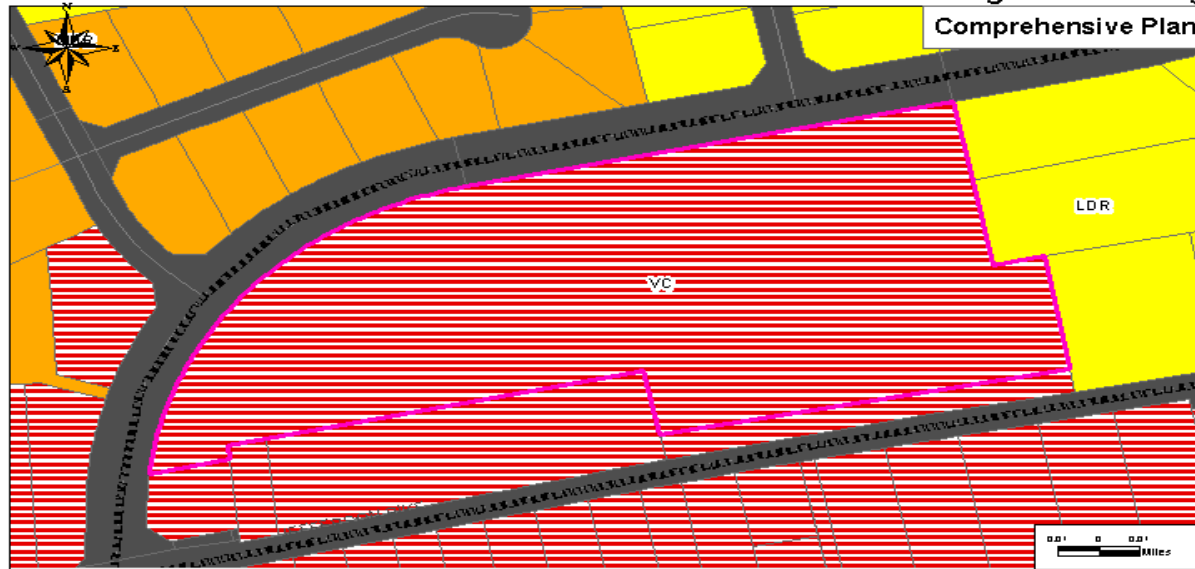
Requesting reclassification of 0.51 acres from W-5 to W-3.

WS-20-06 Bloomfields, LLC

Requesting reclassification of 274 acres from W-5, S-5 to W-3, S-3 and an Infrastructure Amendment to add an elevated water tank symbol, a 16-inch water line, plus a new 16-inch sewer line to the Water and Sewer Infrastructure Map.



**WS 20-01 Division of Planning
Reclassification of 9.4 acres
from S-1 to S-5**



**WS 20-01 Division of Planning
Reclassification of 9.4 acres
from S-1 to S-5**

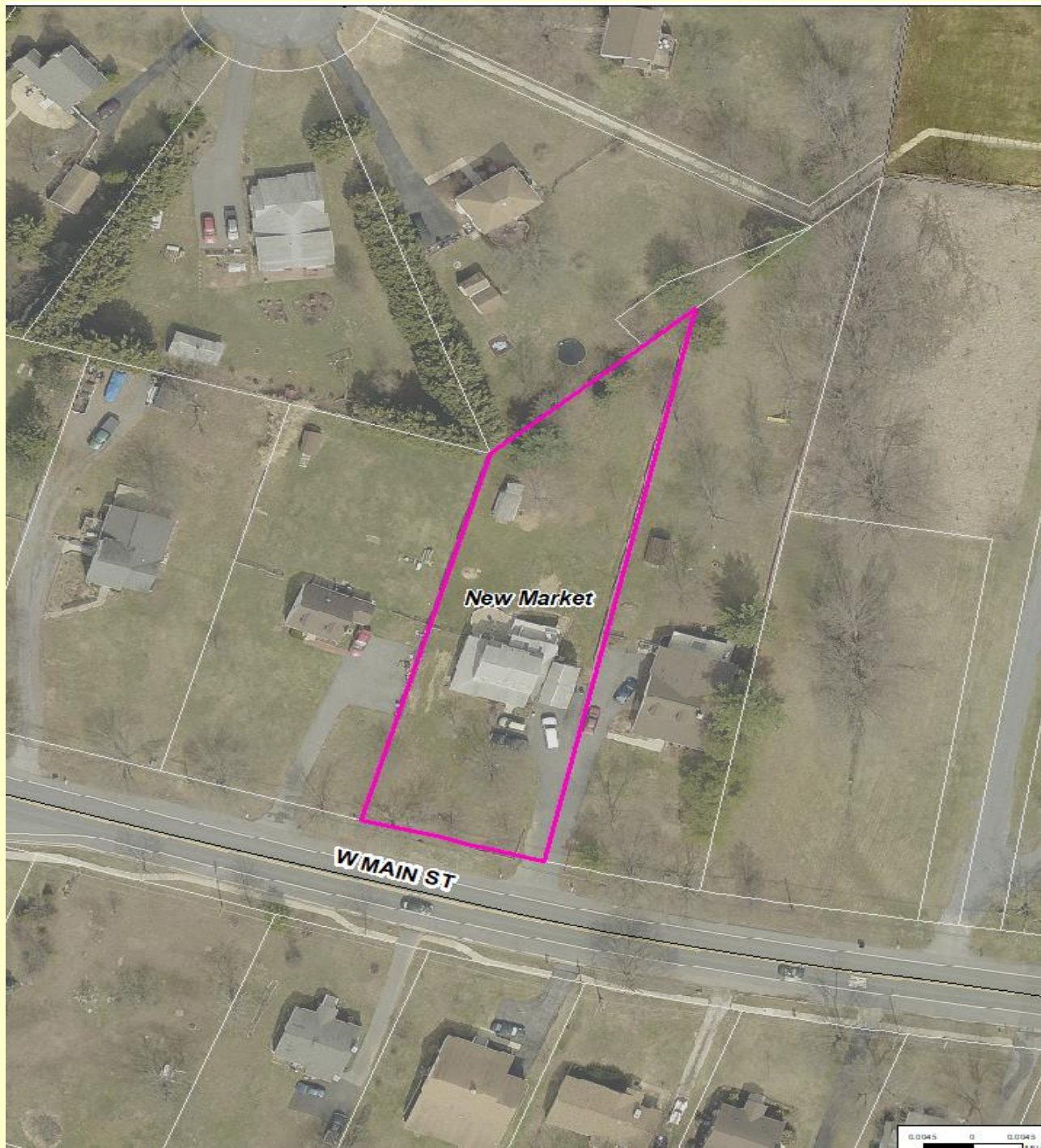
Water Plan

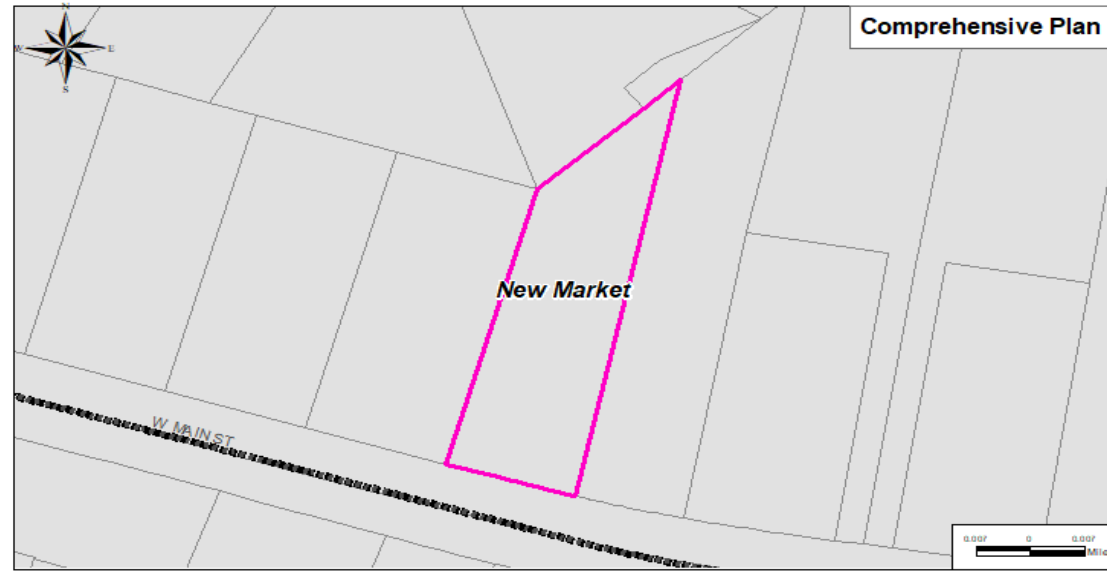


Sewerage Plan

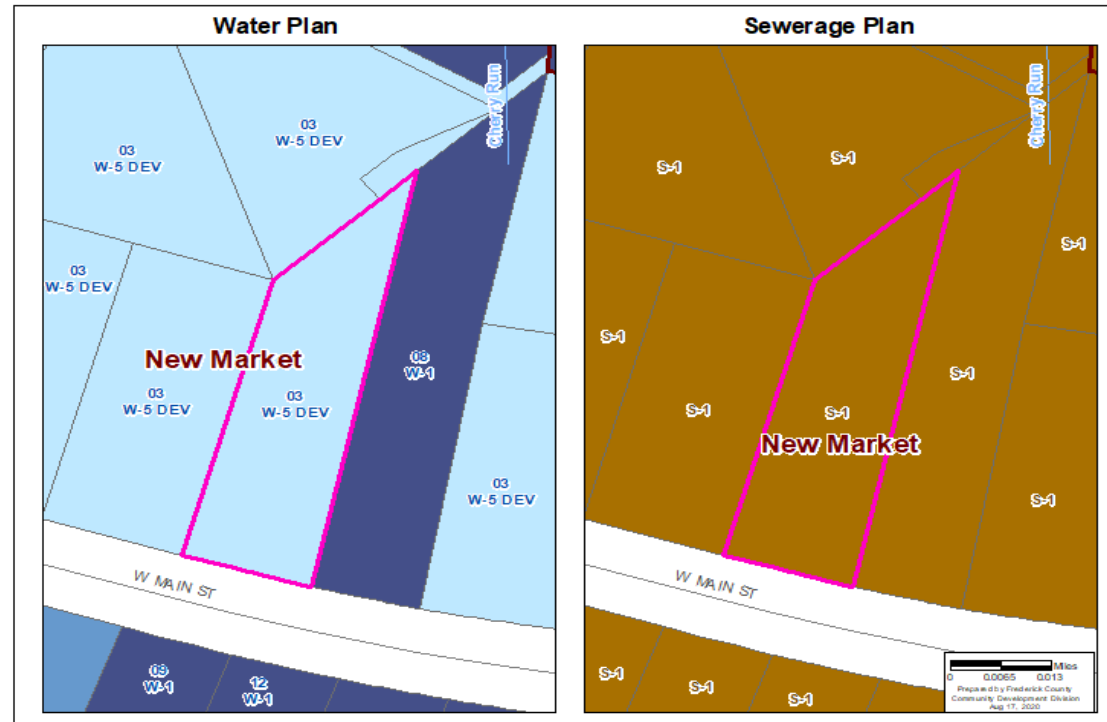


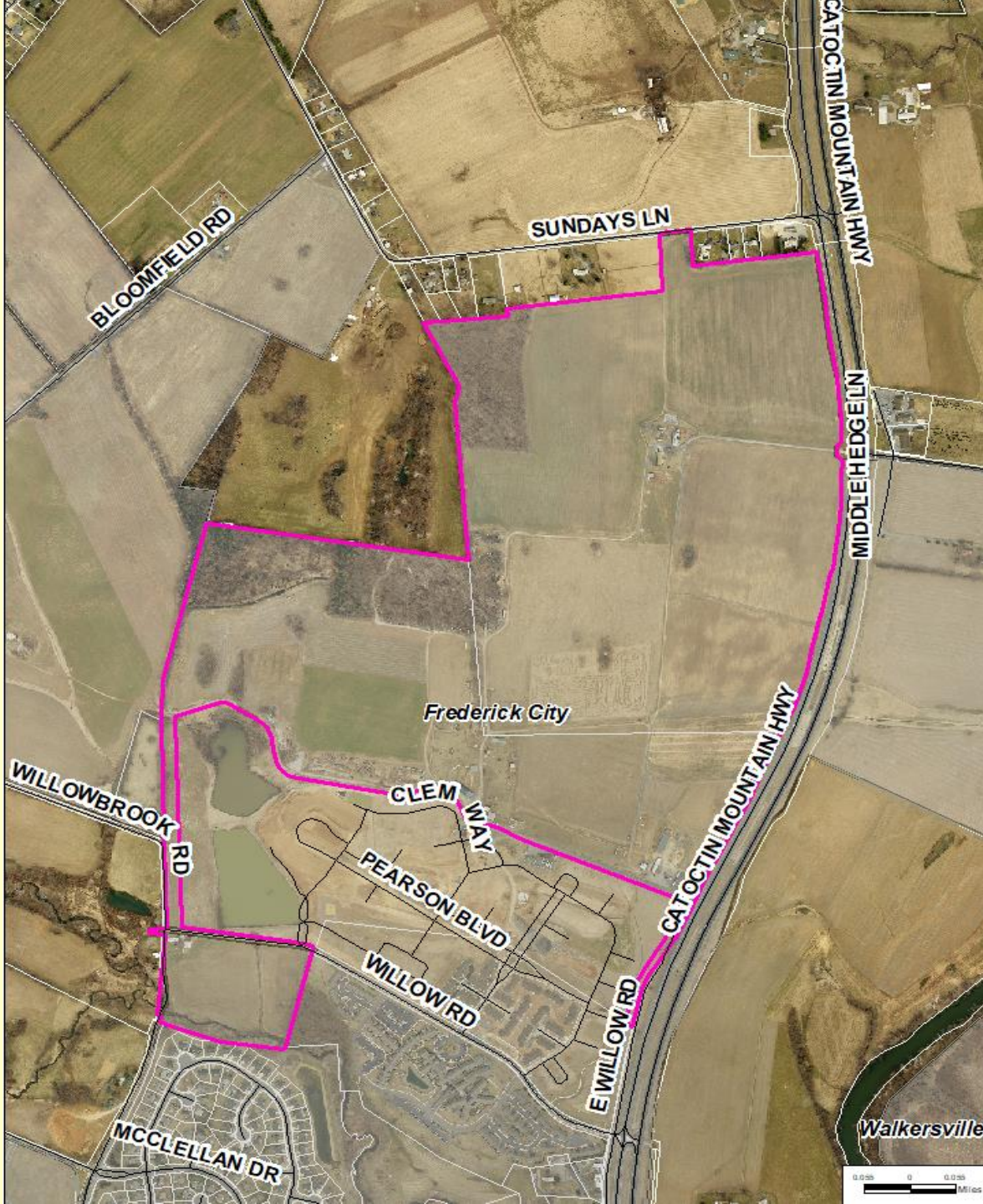
WS 20-04 Town of New Market
Reclassification of 0.51 acres
from W-5 to W-3





WS 20-04 Town of New Market
Reclassification of 0.51 acres
from W-5 to W-3



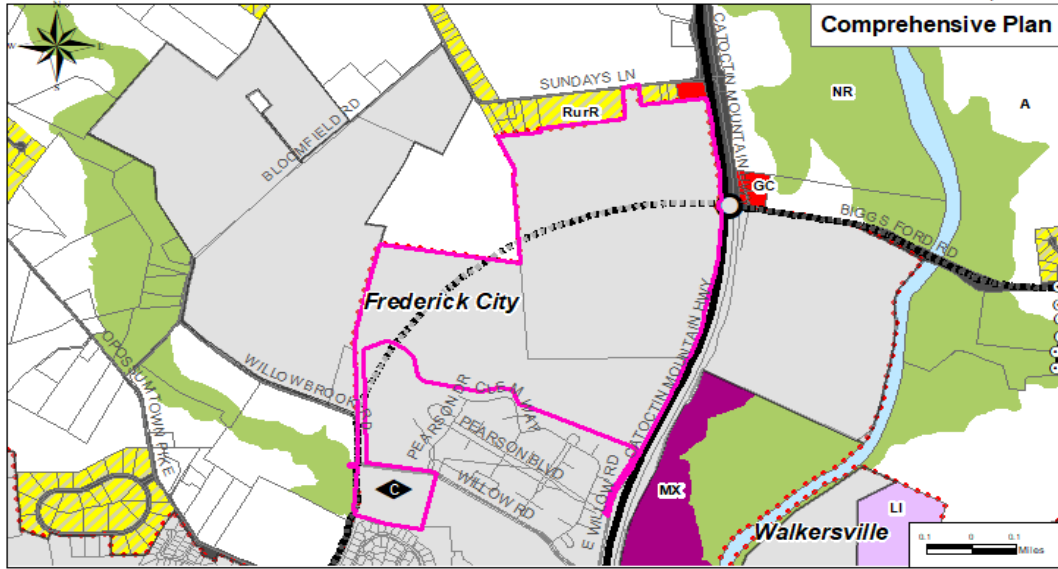


WS 20-06: Bloomfields, LLC
Reclassification of 274 acres
from W-5, S-5 to W-3, S-3;
Depiction of a water storage tank symbol;
a sewage pump station symbol;
a 16-inch water line; and the upgrade of
a sewer line to 16 inches

WS 20-06

Bloomfields, LLC

Comprehensive Plan



WS 20-06: Bloomfields, LLC

Reclassification of 274 acres

from W-5, S-5 to W-3, S-3;

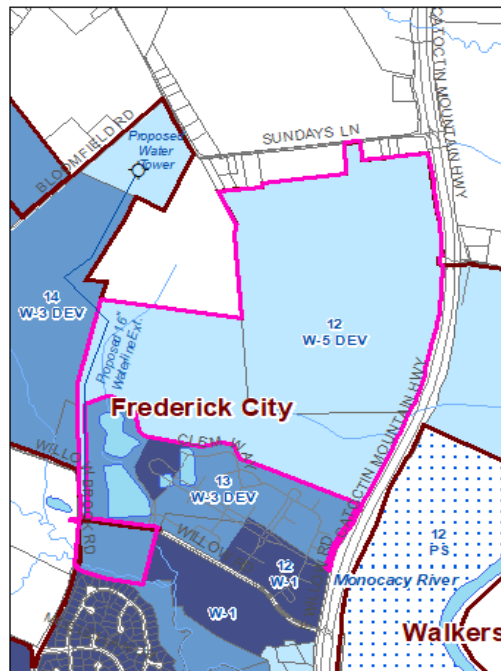
Depiction of a water storage tank symbol;

a sewage pump station symbol;

a 16-inch water line; and the upgrade of

a sewer line to 16 inches

Water Plan



Sewerage Plan

